



Economic Impact - Analysis of Potential Property Rezoning

Project Description:

Planning Area 17 - Custer West (10-064Z)

Existing Zoning

No Existing Zoning (McKinney's Extraterritorial Jurisdiction)

Proposed Zoning

"PD" - Planned Development District (Retail, Public School, Residential, and Open Space Uses)

| | Existing Zoning | Proposed Zoning | Difference |
|-------------------------------------|-----------------|-----------------|---------------|
| SF RESIDENTIAL TAXABLE VALUE | \$0 | \$121,760,550 | \$121,760,550 |
| NON-RES TAXABLE VALUE (MF Included) | \$0 | \$54,636,546 | \$54,636,546 |
| TOTAL TAXABLE VALUE | \$0 | \$176,397,096 | \$176,397,096 |
| ANNUAL CITY REVENUE | \$0 | \$2,331,231 | \$2,331,231 |
| COST OF SERVICE (EXPANSION) | \$0 | \$872,291 | \$872,291 |
| COST OF SERVICE (FULL COST) | \$0 | \$1,272,408 | \$1,272,408 |
| TRAFFIC GENERATION | 0.00 | 9,778.89 | 9,779 |
| POPULATION | 0.00 | 1,623.47 | 1,623 |

COST BENEFIT ANALYSIS: INCLUDES PROPERTY, SALES TAX, FEES

| | | | |
|---|------------|--------------------|--------------------|
| EXPANSION METHOD | | | |
| Commercial | \$0 | \$1,118,857 | \$1,118,857 |
| Residential | \$0 | \$340,082 | \$340,082 |
| NET COST/BENEFIT (EXPANSION) | \$0 | \$1,458,940 | \$1,458,940 |
| FULL COST METHOD | | | |
| Commercial | \$0 | \$1,034,251 | \$1,034,251 |
| Residential | \$0 | \$24,573 | \$24,573 |
| NET COST/BENEFIT (FULLY LOADED COST) | \$0 | \$1,058,823 | \$1,058,823 |